



MEETING NOTICE

TIME: 9:30 A.M.

DATE: January 19, 2011

PLACE: County Board Room, 2nd Floor - County Building

A G E N D A

1. CALL TO ORDER.
2. ROLL CALL.
3. APPROVAL OF MINUTES OF PREVIOUS MEETING.
4. MINUTES OF THE EXECUTIVE POLICY BOARD.
5. REPORT OF OFFICERS.
6. REPORT OF THE EXECUTIVE DIRECTOR.
7. CORRESPONDENCE.
8. PUBLIC HEARINGS.
9. COMMITTEE REPORTS.
10. UNFINISHED BUSINESS.
11. NEW BUSINESS.
12. ADJOURNMENT.

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
December 15, 2010

1. CALL TO ORDER.

Chairman Larry Hamlin called the meeting to order.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2010	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2011	FEBRUARY	MARCH	APRIL	MAY	JUNE	COMMISSION MEMBERS
X		X	X	X	X							Larry Hamlin, Chairman
X	X	X	X	X								Larry Eastep, Vice-Chairman
X	X		X									Eric Hansen, Secretary
	X	X	X	X								Mayor's Office – M. Farmer
			X	X								Andy Van Meter – B. McFadden
X		X		X	X							Alderman Sam Cahnman
X		X		X	X							Alderman Frank Lesko
X	X	X	X									Tim Moore – B. Burnett
X	X	X	X	X	X							Andy Goleman – <u>C. Stratton</u>
X		X	X									Leslie Sgro – B. Reardon
X	X	X	X	X	X							Frank Vala – <u>R. Blickensderfer</u>
	X			X	X							Frank Squires – <u>L. Tisdale</u>
X	X	X	X	X	X							Dick Ciotti – <u>G. Humphrey</u>
					X							Bill Looby – <u>D. Smith</u>
X	X	X	X									Kip Kolkmeier
X		X	X	X	X							Claudio Pecori
	X	X	X	X	X							Kenneth Springs

Others

Staff

Molly Berns

Mary Jane Niemann

Abby Bybee

Norm Sims

Jeff Fulgenzi

Linda Wheeland

Steve Keenan

Joe Zeibert

3. **MINUTES OF MEETING.**

Chairman Hamlin asked if there were any additions or corrections to the minutes of the November 17, 2010 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

Chairman Hamlin said that Tim Davlin was a great, great person and that the city will really miss him. He expressed condolences to the Davlin family on behalf of the Commission.

4. **MINUTES OF THE EXECUTIVE POLICY BOARD.**

There was no meeting of the Executive Policy Board.

5. **REPORT OF OFFICERS.**

There was no report of officers.

6. **REPORT OF THE EXECUTIVE DIRECTOR.**

Norm Sims said he and the Commission staff mourned the passing of Mayor Tim Davlin. Sims said Mayor Davlin was a friend and supporter of the Regional Planning Commission. He noted that he had recently talked with the Mayor on advancing projects regarding Enos Park and MacArthur Boulevard. He asked everyone to keep the Mayor's family, friends, and city staff in their thoughts and prayers during this time. Sims said he would like to send something in remembrance on behalf of the staff once arrangements are announced. Chairman Hamlin thought that would be appropriate.

7. **CORRESPONDENCE.**

There was no correspondence.

8. **PUBLIC HEARING.**

There was no one who wished to address the Commission.

9. **COMMITTEE REPORTS.**

Joe Zeibert presented the following project to be reviewed by the Planning Commission this month via a power point presentation.

Carver Estates – City Minor Subdivision

Variance of Sec. 153.156(A) Right-Of-Way of Streets

Description: Pt. W ½, E ½, SE ¼, Section 19, T16N, R4W (Carver Road south of Ridgely Road)

LSC Action: Recommend denial of a Variance of Sec. 153.156(A) – Right-of-way of Streets – to allow a right-of-way dedication of 0 feet.

Zeibert said this is a three lot minor subdivision. The owner wishes to reconfigure the lots so that all lots are less than 5 acres which triggers the minor subdivision process. Zeibert noted that the minor subdivision process requires 25' of right-of-way from the centerline.

Salem Estates West
Revised Preliminary Plan

Description: Pt. NW ¼, Section 35, T16N, R6W (North side of Old Salem Lane, west of Bradfordton Road)

LSC Action: Recommend approval of the revised preliminary plan.

Zeibert said this plan involves 15 lots located on the north side of Old Salem Lane, west of Bradfordton Road in the city's subdivision jurisdiction. He noted that the location & sketch map was reviewed last month. Zeibert said all roads have been built and that they were starting over from the beginning with the second phase because they previously didn't follow through with the final plat.

Summer Ridge Place
Preliminary Plan Reaffirmation

Description: Pt. W ½, SW ¼, Section 8, T15N, R4W

LSC Action: Recommendation approval of the preliminary plan reaffirmation.

Zeibert said that preliminary plans expire every three years unless a final plat has been submitted. The preliminary plan may be affirmed one time. Zeibert said this development is 149 lots on 57 acres located off of White Timber Drive between Hilltop Road and Old Rochester Road in the city's subdivision jurisdiction. Access will be off of White Timber and the existing Highlander plat which abuts Timberlane East.

Northwest Whitney Business Park
Location & Sketch Map

Variance of Sec. 153.157(L) – Restriction of Access onto an Arterial Road

Variance of Sec. 153.158(B)(2) – Lot Arrangement

Description: Pt. W ½, NW ¼, Section 12, T15N, R5W (Northeast corner of Stanford Avenue and Adloff Lane)

LSC Action: Recommend approval of a Variance of Sec. 153.157(L) – Restriction of Access – to allow one entrance from Lot 1 onto Stanford Avenue, recommend approval of a Variance of Sec. 153.158(B)(2) – Lot Arrangement – to allow Lot 2 to have access from a private access easement, and recommend approval of the location & sketch map.

Zeibert said this development is three lots on 5.5 acres located off of Stanford Avenue east of Adloff Lane in the city's subdivision jurisdiction. It is platting the leftover piece of Whitney Business Park. He believes they are planning a similar development to Candlewood Suites which is next door. He said the ordinance requires that all lots front along a public road and have access from a public road. He reiterated that an access

variance and lot arrangement variance were being requested.

Sam Cahnman asked if it was Salem Estates where nothing was built yet and if homes were expected to be built. Zeibert said lots were not platted, but roads were built.

Zeibert said the Summer Ridge preliminary plan was being reaffirmed to give another three years for a final plat to be submitted.

Sims said it was all residential unless the City Council would approve a zoning change. Zeibert said that was correct.

Sam Cahnman moved to concur with the action of the Land Subdivision Committee on the above listed projects. Claudio Pecori seconded the motion and the vote was unanimous.

10. **UNFINISHED BUSINESS.**

There was no unfinished business.


11. **NEW BUSINESS.**

There was no new business.

12. **ADJOURNMENT.**

There being no further business, the meeting was adjourned.

Respectfully Submitted,


Mary Jane Niemann
Recording Secretary